

Grandin Court

NEIGHBORHOOD PLAN

Adopted by Roanoke City Council
January 18, 2005

ROANOKE
VIRGINIA



vision 2001
2020

Table of Contents

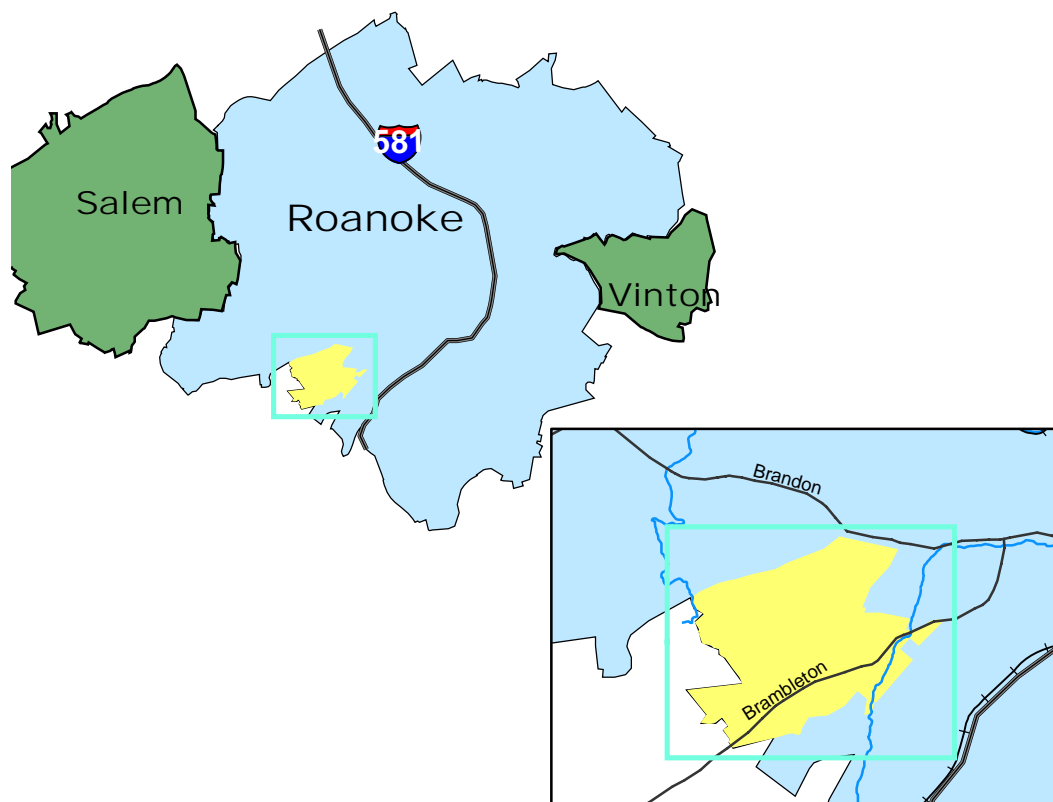
Introduction	1
Community Design	7
Residential Development	11
Economic Development	14
Transportation	17
Public Services and Facilities	22
Quality of Life	24
Recommendations	28
Implementation	34
Acknowledgments	36

Planning Building & Development

Introduction

Grandin Court is a well-defined residential community bordered by Grandin Road to the north, Creston Avenue to the south, Persinger Road to the east, and Roanoke County to the west. The neighborhood is fully developed with most of the homes built between 1920 and 1960 on undulating topography. The arterial corridors of Brambleton Avenue and Grandin Road provide access to other parts of the region.

Grandin Court has an abundance of amenities that create a high quality of life. The neighborhood features three parks, two greenways, a recreational center, schools within walking distance, and pleasing streets that residents walk day and night. The majority of houses are one- and two-story brick houses that front tree-lined streets, creating a sense of permanency and stability. Located in southwest Roanoke, Grandin Court borders Roanoke County with direct access toward downtown via Brambleton Avenue. Children attend Grandin Court Elementary, James Madison Middle School, and Patrick Henry High School. Excellent city parks and greenways create wonderful visual beauty and recreational activities.



Neighborhood Planning

In 1985, *Roanoke Vision*, the city's comprehensive plan, called for the preservation and enhancement of existing neighborhoods and recommended that city policies and actions support neighborhood revitalization and preservation. The current comprehensive plan for the city, *Vision 2001-2020*, continues support for neighborhood-based planning for a livable and sustainable city. Roanoke must work to retain its citizens and improve the livability of its neighborhoods.

Staff from the City of Roanoke's Planning Building and Development Department involved the community in the development of this plan. Planners worked with Grandin Court residents in 2004 through a series of workshops to identify priorities and issues of concern. Community input was used to develop the policies and actions in the plan.

This plan recommends actions that can be carried out by citizens, the city, neighborhood organizations, as well as policies that are used to guide future decisions. Neighborhood and area plans are official documents that City Council adopts and they become part of the city's comprehensive plan. These initiatives are reflected in the policies and actions located in the Recommendations section of this document.





High Priority Initiatives

This plan proposes **four priority initiatives**:

1. Reactivate the Grandin Court Civic League.
2. Strengthen neighborhood identity.
3. Encourage the establishment of vibrant village centers.
4. Improve corridors and gateways.

Plan Elements

Discussion in this plan is organized into six major **Plan Elements**:

1. Community Design looks at physical design development and land use patterns.
2. Residential Development addresses existing and new housing opportunities.
3. Economic Development deals with commercial and industrial development in the neighborhood.
4. Infrastructure evaluates transportation systems and utility systems.
5. Public Services assesses the critical functions of the Fire/EMS, police and other city services.
6. Quality of Life addresses recreational opportunities, environmental issues, education, and community involvement.